Record 1st Bobby

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$12,500.00**

Affiant

Subscribed and sworn to before me this 22 day of October, 2004

Notary Public
My Commission Expires

Davidson County DEEDWARR
Recvd: 11/09/04 14:57 2pgs
Fees:13.00 Taxes:46.25

20041109-0135304

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Real Estate, BSI, LLC | SAME | 81-8-225.00 |
| 1813 6th Ave, N | | |
| Nashville, Tn 37208 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sheila Marie Buchanan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Real Estate BSI, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 448 on the plan of North Nashville Real Estate Company, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 448 fronts 52 feet one-half inch on the westerly side of 6th Avenue, North, formerly High Street, and runs back 112 feet 2-1/2 inches on the southerly line and 97 feet 9 inches on the northerly line with the southerly margin of an alley to an alley in the rear and show 50 feet on said alley.**

**Being the same property conveyed to Oscar Buchanan and wife, Sheila Marie Buchanan to create a tenancy by the entirety, by Quitclaim Deed from Wilkins Adams, & Spicer, Attorneys, on August 14, 1981, of record in Book 5783, page 710, Register's Office for Davidson County, Tennessee. The said Oscar Buchanan having since died, leaving property to Sheila Marie Buchanan by right of survivorship.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **1813 6th Avenue North, Nashville, TN 37208**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this 22 day of October, 2004.

Sheila Buchanan

**Sheila Buchanan**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheila Marie Buchanan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 22nd of October, 2004

My commission expires _____

_____
Notary Public

